



Cranfield Avenue  
Church Gresley Swadlincote







### Property Description

A spacious and beautifully presented detached family home, located in the popular area of Church Gresley within a short distance to local shops, parks and schools. Offering five bedrooms, spacious lounge, open plan kitchen diner, double driveway, double garage and generous enclosed garden. This property benefits from having accommodation over three floors and as such offers fantastic amounts of space for a growing family! Book your viewing with Burchell Edwards today!

### Entrance Hall

Composite front door, central heating radiator and stairs to 1st floor

### Downstairs W.C

Wash hand basin, W.C, Central heating radiator, Extractor fan,

### Kitchen Diner/Family Area

20' 10"max x 16' 7"max( 6.35m max x 5.05m max )  
A stunning cooking and family space in which to get everyone together! Includes UPVC windows and french doors to the rear garden, laminate flooring, half tiled walls, integrated cooker/hob, integrated fridge/freezer, extractor hood, integrated double oven, integrated dish washer, integrated wine cooler, floor and eye level units, high specification work surfaces and central heating radiator.

### Utility Room

UPVC window, laminate flooring, central heating radiator, storage cupboard, high specification work surface and floor and eye level units.

### Lounge

20' 10" x 11' 5" ( 6.35m x 3.48m )  
Two UPVC windows, gas feature fire place, carpet flooring and radiator.

## Landing

Central heating radiator and providing access to:

## Master Bedroom

12' 7" x 12' 5" ( 3.84m x 3.78m )

Two UPVC windows, carpet flooring, en-suite, built in wardrobes with integrated draws and radiator.

## En-Suite

UPVC window, tiled flooring, half tiled walls, double walk in shower, sink, toilet and radiator.

## Bedroom 3

12' 7" x 12' 5" ( 3.84m x 3.78m )

UPVC window, built in wardrobes, carpet flooring and radiator.

## Bedroom 4

11' 2" x 11' 2" ( 3.40m x 3.40m )

UPVC window, carpet flooring built in wardrobes and radiator.

## Bathroom

UPVC window, tiled flooring, half tiled walls, bath, sink, toilet and radiator.

## 2nd Floor Landing

DG Velux roof window, central heating radiator, eaves storage.

## Bedroom 2

14' 1" x 11' 6" ( 4.29m x 3.51m )

UPVC window, built in wardrobes, eaves storage, carpet flooring and radiator.

## Bedroom 5

12' 8" x 7' 6" ( 3.86m x 2.29m )

Situated on the second floor, UPVC window, carpet flooring built in wardrobes, eaves storage and radiator.

## Shower Room

Situated on the second floor, UPVC window, tiled flooring, half tiled walls, shower, sink, toilet and radiator.

## Rear Garden

A beautifully landscaped, south facing rear garden that is both low maintenance and great for entertaining. Offering a slabbed patio and lawn with entertaining deck.

## Double Garage

Twin up and over doors, electrical points, light points and ample storage space.





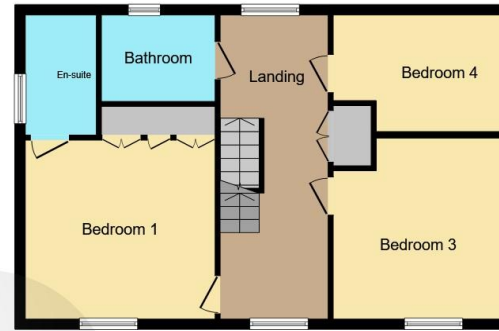




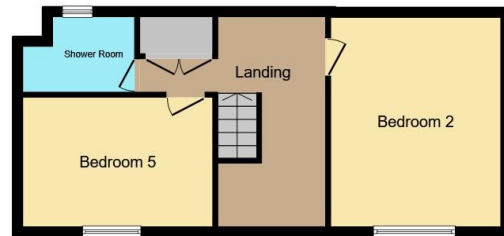




**Ground Floor**



**First Floor**



**Second Floor**

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EPC Rating: C Council Tax  
 Band: E

Tenure: Freehold

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